

Directions

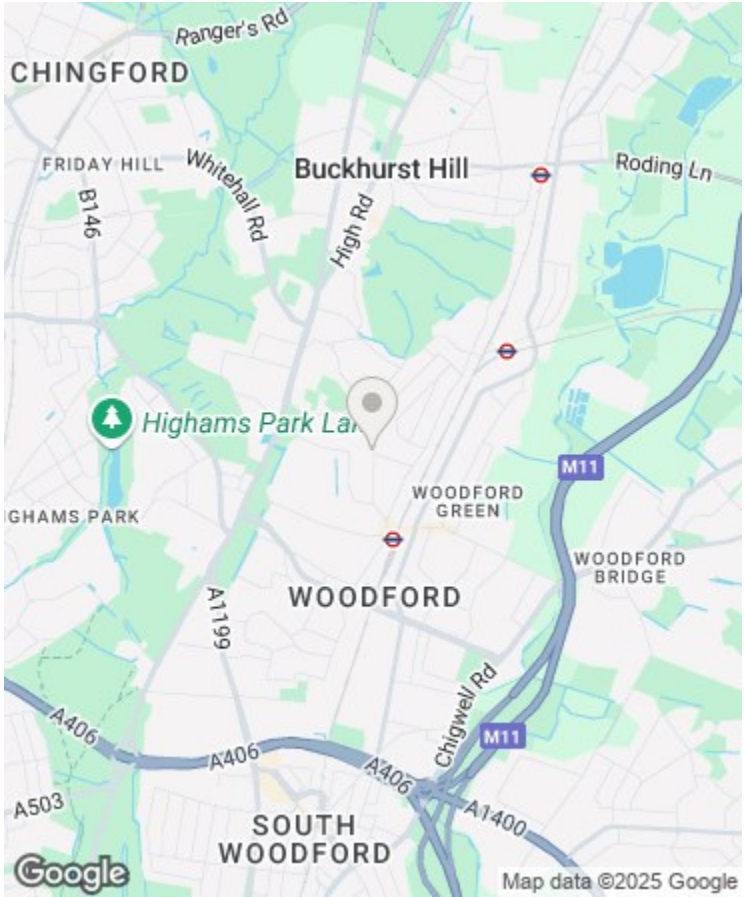
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



39 Monkams Drive, Woodford Green, IG8 0LG

Offers In Excess Of £1,250,000

- Monkams estate
- Exclusive Road
- Reception hallway
- 3 reception rooms
- Close to station and schools
- 3 bedroom detached house
- Wrap around driveway
- Attractive garden
- Potential to extend (STP)
- Short walk to Woodland



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 29/8/2024

39 Monkams Drive, Woodford Green IG8 0LG

Ideally located in the ever popular Monkams Estate is this stunning 3 bedroom detached house which has spectacular kerb appeal and full of charm. Immaculately presented and full of features. Monkams Drive is close to popular schools and local woodland.

 3

 2

 3

 D

Council Tax Band: C



Located within the prestigious Monkams Estate, this exceptional detached house features three bedrooms and is beautifully maintained throughout. Set on an exclusive road and occupying a corner plot, this charming residence offers versatile living spaces and a sun-drenched garden.

The property is an ideal family home, offering spacious accommodation, a stunning rear garden, and wrap-around off-street parking. The ground floor impresses with numerous features, including an inviting entrance hall, a convenient guest cloakroom, and a spacious living room that boasts a striking feature window and garden access. An elegant dining room flows seamlessly into a further reception room, which can be customized to meet a variety of family needs. The fully-fitted kitchen diner offers space for a dining table in the bay window and is complemented by a separate utility room.

Upstairs, the first floor reveals three generous double bedrooms. The 21ft master bedroom benefits from a dressing room, while the second bedroom includes an en suite shower room. Off the landing, which features a statement window, you'll find a family bathroom and a separate W.C. There is a good-sized, standing-height attic for storage and possible storage. The property is approached via a large driveway, with side access leading to a south-facing rear garden. This outdoor space features a paved sun terrace, a lush lawn, a timber-built garden shed, and carefully tended flower beds.

As the property occupies an exclusive plot, it offers potential for extension, subject to the appropriate planning permissions. Abundant natural light fills the home through its many windows, which wrap around the house. The home also retains its original charm, including parquet flooring.

Monkams Drive enjoys a peaceful setting while being within easy reach of local amenities and green spaces. Nearby Broadway and High Road offer a range of shops, cafes, and restaurants, while Woodford Central Line station provides convenient access for commuters. The M25 and M11 junctions are also easily accessible. Families will appreciate the excellent selection of both private and state

schools, as well as the proximity to green spaces like Knighton Woods and Epping Forest, perfect for outdoor activities.

Freehold
EPC D
Redbridge council band - C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.